



30 Scotland Terrace, Newburgh, KY14 6AT

Offers Over £155,000



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**OFFERS OVER  
£155,000**

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Number thirty is an immaculately presented Mid Terraced Villa which is presented in walk in condition throughout offering stunning views over the Tay Estuary and beyond.

Newburgh offers a range of amenities including shops, bars, primary schooling. Ideally situated for commuting to the city of Perth with a regular bus service.

The property is entered from the front into the entrance vestibule where a panned door leads into the hallway. The hallway offers storage facilities and plumbing for washing machine.

The bright lounge has a window to the rear garden and a window to the front with open aspect.

Feature electric fire.

The kitchen is fitted with wood effect base and wall units, stainless steel sink and drainer. Electric oven and hob with extractor above. Fridge freezer. A window over looks and a door leads to the rear garden.

A staircase with window to the front leads to the upper level.

There is access to the partially floored within the upper hallway.

Bedroom one offers delightful views over the Tay

Estuary and beyond. Deep built-in wardrobes along one wall and further storage cupboard. Bedroom two offers a window to the rear. Fitted wardrobe facilities.

The bathroom is fitted with a W.C., wash hand basin and bath with over bath mixer shower and screen. Opaque window to the rear.

To the front there is monoblocked off street parking for two vehicles accessed via double wrought iron gates.

The garden to the rear is enclosed and laid out for ease of maintenance with paved patio area and chipped area. Gate leads to the side. Two timber sheds.

External water and electric supply to the front and rear gardens.





- Immaculately presented Mid Terraced Villa with open views over the Tay Estuary and beyond
- Entrance vestibule
- Hallway
- Lounge / Dining room
- Fitted kitchen
- Two double bedrooms
- Family bathroom
- Gas central heating & Double glazing
- Monoblocked off street parking to the front
- Enclosed easy to maintain garden to the rear

### **INCLUDED**

All fitted carpets and fitted floor coverings. Items of furniture will be available by separate negotiation.

### **SERVICES**

Mains water, drainage, gas and electricity

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND A**

**EPC RATING: C**

**FLOOR AREA: 742.00 SQ FT**







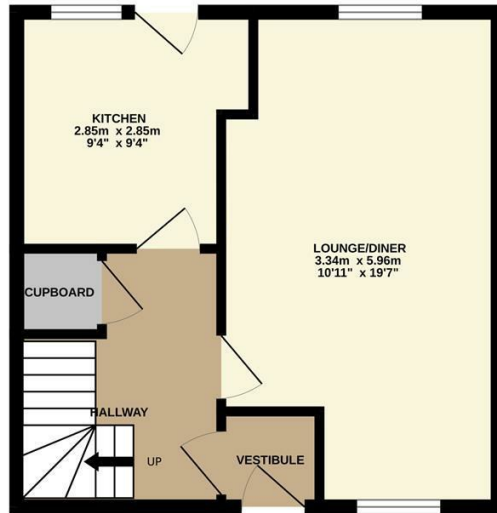
## Room Sizes

*Approximate measurements*

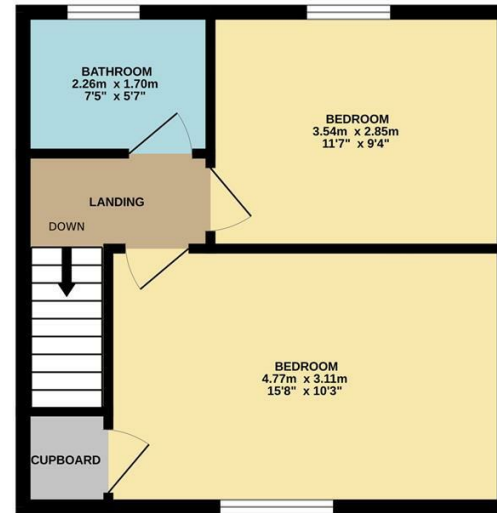
Lounge / Dining room	10'11" x 19'6"
Kitchen	9'4" x 9'4"
Bedroom	15'7" x 10'2"
Bedroom	11'7" x 9'4"
Bathroom	7'4" x 5'6"



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.